

# For Lease



**MCINTYRE**  
REAL ESTATE SERVICES

840 E. Glendale Avenue

SPARKS, NEVADA 89431



**± 33,801 SF | \$0.85 NNN + \$0.14 ± PSF/Month**



## PROPERTY FEATURES

- Available SF: ± 33,807
- Office Area: ± 1,189
- Dock Doors: 4 (8' x 8' Levelers, Seals & Bumpers)
- Rail Doors: Union Pacific Rail Served: 2 Doors (8' x 10')
- Drive-In Doors: 1 (12' x 16')
- Clear Height: ± 24'
- Column Spacing: 44' x 22'
- Sprinklers: 0.45/2,500gpm
- Power: 1,200 Amps, 270/480V, 3-Phase
- Lighting: New 5000K LED lighting throughout
- Asking Rate: \$0.85
- 2026 NNN: \$0.14 ± PSF/Month

• ***Please call for a touring appointment***

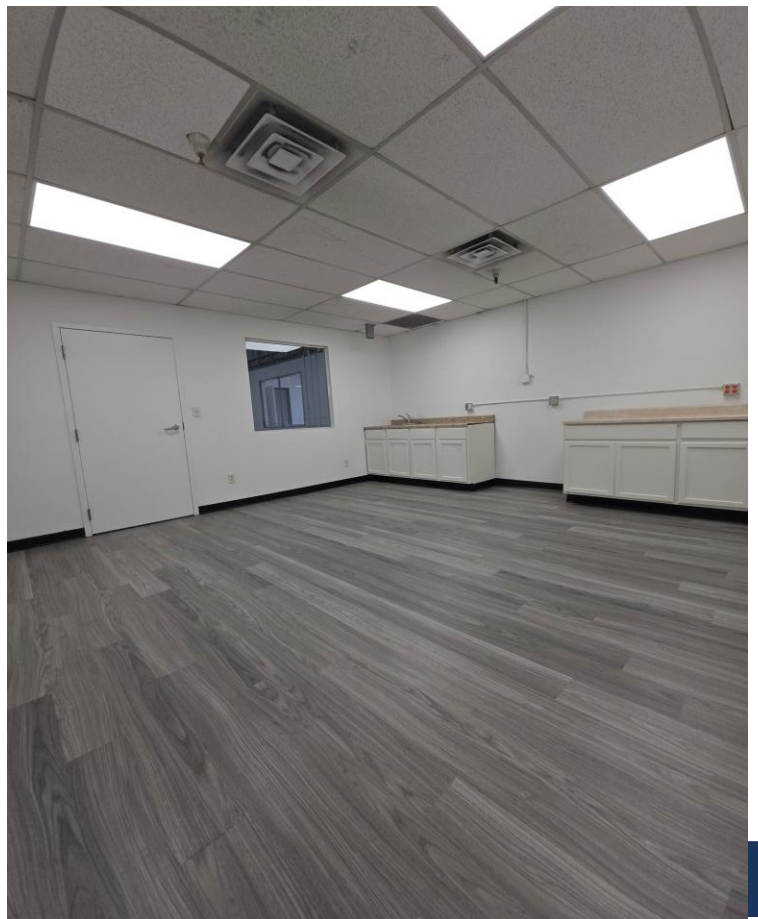
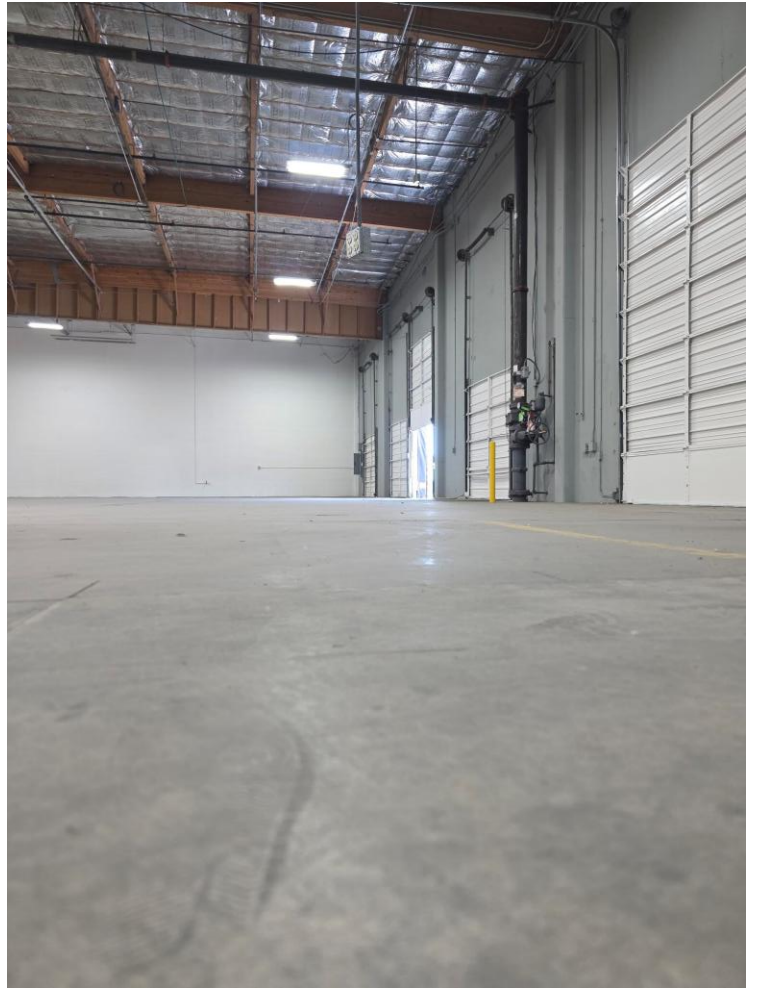
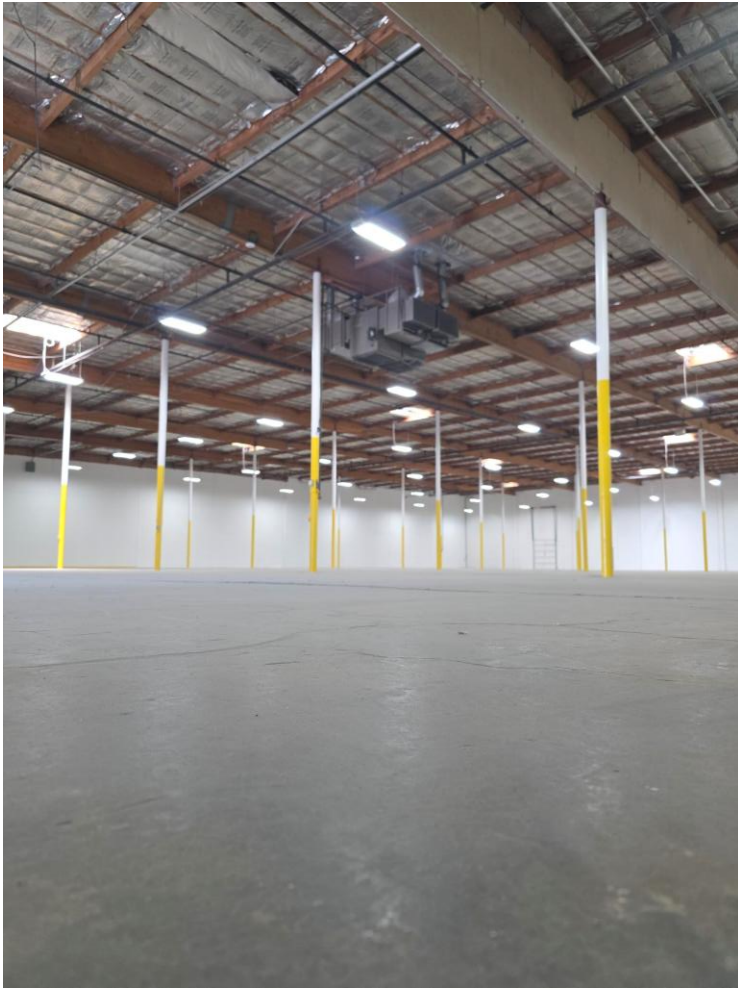
## FOR MORE INFORMATION

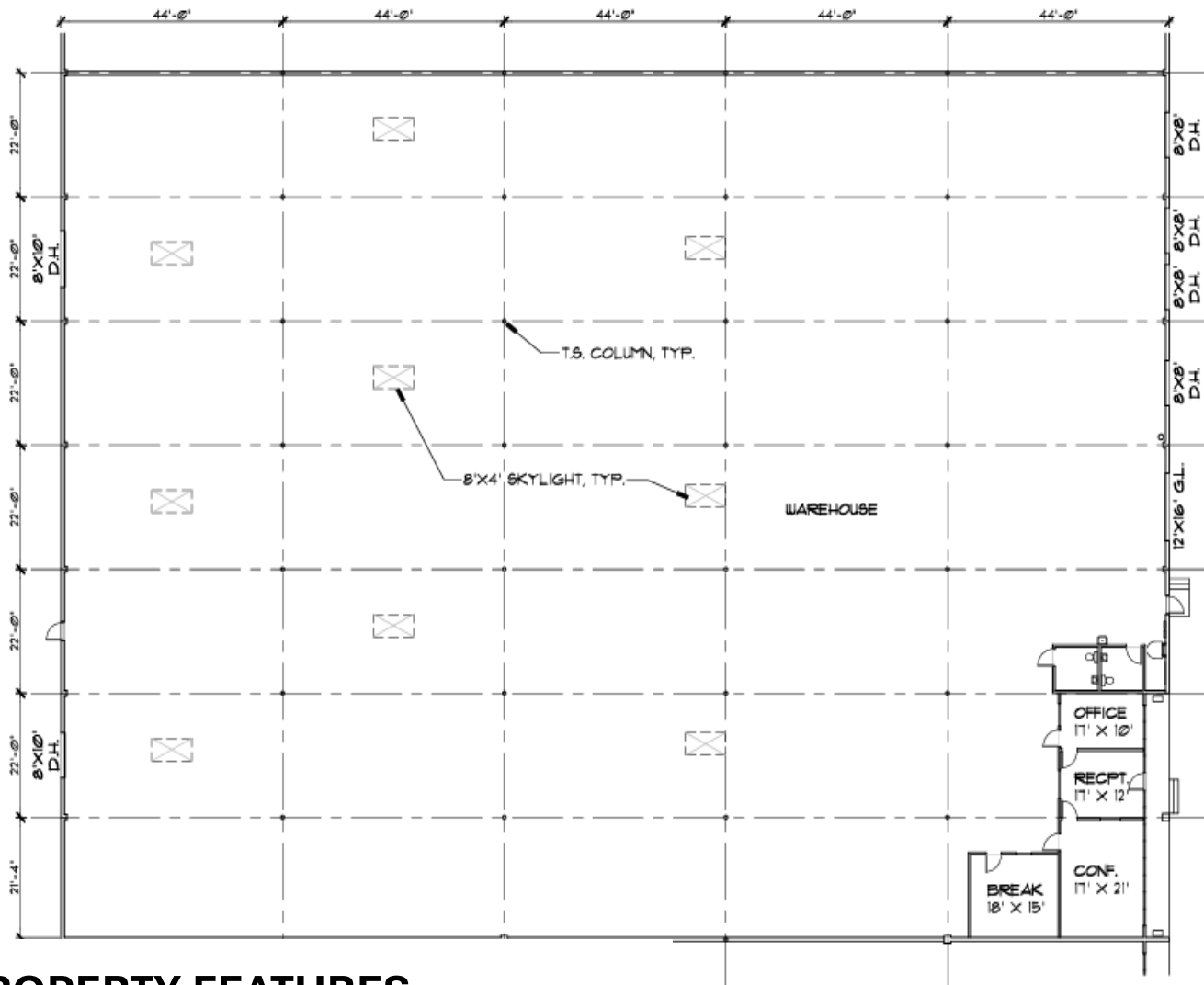
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**McIntyre Real Estate Services**  
1575 Delucchi Ln., Ste. 224  
Reno, NV 89502  
775.329.7070

All information should be verified by tenant, buyer, and its advisors prior to purchase or lease





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